



PHASED CONSTRUCTION

In an effort to accommodate the Building Industry, specific guidelines have been established for phased permitting.

PHASED CONSTRUCTION is defined as jobs having more than the common (1) foundation start, (2) shell, and (3) tenant build-out.

- Phased construction is reserved for extremely large and/or complex projects (i.e., high rise buildings, covered malls, hospitals) or by special permission as determined by the Chief Building Official or his/her designee.
- The maximum number of phases will be six (6).
- The preferred phases will be:
 1. Foundation
 2. Structural Frame
 3. Shell/building enclosure/skin
 4. All mechanicals
 5. Balance of project/final documents
 6. Miscellaneous special per specific job conditions
- When submitting a project for phased permitting, the applicant **MUST** identify that the project is phased. Furthermore, the applicant must identify the number of phases up to a maximum of six (6) that will constitute the entire project.
- Once the number of phases is established, the portion of the project covered by each phase is to be defined. Within reason, as determined by the building plans examiner, the content of a phase can vary as the project progresses.
- With each successive submittal, starting with the second through the final phase, the applicant must present the original application/permit number and specifically write which phase is being submitted on the application.
- Once each phase is considered code compliant, a permit will be issued.
- A final Certificate of Occupancy will be issued only upon completion of the final phase.

Exceptions to the above outlined procedure may only be authorized by the Chief Building Official or the Operations Manager.